

PLANNING COMMISSION MINUTES

August 7, 2012

7:00 p.m.

Present: Chairman Tom Smith, Vice Chairman Dave Badham, Sean Monson, Michael Allen, City Council Representative Beth Holbrook, City Manager/City Attorney Russell Mahan, City Engineer Paul Rowland, Planning Director Aric Jensen, Recording Secretary Connie Feil.

Absent: Von Hill.

Tom Smith welcomed the Scouts and all those present and explained the process and procedures of the Planning Commission.

Beth Holbrook made a motion to approve the minutes for July 10, 2012 as written. Dave Badham seconded the motion and voting was unanimous in favor with Sean Monson abstaining from voting as he was not present.

1. Consider preliminary and final approval of Plat N of the Bountiful City Cemetery, Bountiful City, applicant.

Paul Rowland explained that each addition to the City's cemetery requires the preparation of a subdivision plat map by a licensed surveyor, review by the Planning Commission and the City Council, and then recording of the plat with the Bountiful City Recorder; all before any new burial plots can be sold. This differs from regular subdivisions in that cemetery plats do not get recorded at the Davis County Recorder's office.

The roads for this addition, Plat N, were constructed last summer and the landscaping and sprinkler work began earlier this summer. Plat N is a smaller expansion and contains 80 full or partial lots, with each full lot containing eight individual 4 ft. by 8 ft. burial plots. Partial lots, which contain between 1 and 7 plots, are caused when roads or other interferences cut through lots. An aerial photo of the plat was presented to identify its location in the cemetery.

There was a discussion regarding an estimated time frame before the cemetery no longer has any lots available and how many trees are to be planted.

Dave Badham made a motion to recommend to the City Council preliminary and final approval for Plat N of the Bountiful City Cemetery with the condition that a comparable number of trees be planted as in the previously approved plat. Michael Allen seconded the motion and voting was unanimous in favor.

2. Consider preliminary site plan approval for a dental office located at 235 S. 400 E., Judson Wall, applicant.

Kevin Horn, architect, was present. Aric Jensen explained that Mr. Horn, project architect and agent for New Dental Solutions (Dr. Judson Wall), is requesting preliminary site plan approval for a single-story, 3,900 sq ft medical office building located at 235 South 400 East. The property is approximately 0.48 acres and is zoned Hospital (H). The proposed building/business is a permitted use in this zone. All existing structures on the property will be demolished and removed as part of this project.

Mr. Jensen explained that the proposed building will be constructed on the east half of the property, with the parking in front. A minimum of 20 parking stalls is required by ordinance, and the proposed site plan contains 20 stalls, two of which are designated for handicap use. The applicant originally wanted to situate the building on 400 East with the parking in the rear, but he was unable to acquire an easement from the property owner on the north for a driveway on to Medical Drive.

The proposed building is essentially a “U” shape, with a sunken courtyard facing south. The exterior consists primarily of horizontal hardie-board, ledger-stone, exposed timbers, and a bronze seamed roof with matching trim. The building and parking lot meet all of the minimum setbacks required by the Hospital zone.

Storm drain details have not been finalized, but the water will need to be detained in some form and then flow to the existing storm drain system in 400 East. The landscaping layout needs some additional tweaking before final approval.

Staff recommends preliminary site plan approval for the New Dental Solutions medical office building, with the following conditions:

1. Submit revised civil engineering and landscaping drawings.
2. Make any and all redline corrections prior to final site plan submittal.

Kevin Horn explained that Dr. Wall likes this property because of the fruit trees. The existing trees will remain and additional fruit trees will be planted. The design of the building will have several windows for a lot of light, public areas, and open space. Several attempts were made to design the building facing 400 East with the parking in the rear, but without an access from Medical Drive there is insufficient space for the building.

There were discussions regarding the possibility of reversing the building and parking area, fencing and landscaping.

Beth Holbrook made a motion to recommend to the City Council preliminary site plan approval for Dental Solutions dental office located at 235 South 400 East subject with the conditions set forth by Staff. Sean Monson seconded the motion and voting was unanimous in favor.

3. PUBLIC HEARING – Discuss revisions to Title 14, Bountiful City Land Use Ordinance.

Aric Jensen gave a visual presentation and explained the proposed changes to Chapter 2 Administration and Procedures, Chapter 3 Definitions, Chapter 19 Sign Ordinance and Chapter 20 Subdivisions. Mr. Jensen explained the proposed changes recommended within each chapter. Chairman Tom Smith re-opened the public hearing for all those with comments and concerns.

Joanna Bell, residing at 784 Northridge Dr., feels that the proposed Section 14-2-108 Property in Good Standing provisions are condescending. This is giving the City a lot of power by taking the rights away from the land owner. The Commission members and Staff explained the intentions of the ordinance which is to protect the public from people who make improvements without a permit. Ms. Bell suggested changing the wording to make it clear to protect the land owner.

Eli Tran asked if wording could be added to include protection for a person buying a home with existing issues that the previous owner had to correct the problems, not the new owner. Beth Holbrook explained that any private sale of property is a contract between a private buyer and seller, and the City does not interfere with this type of transaction.

The public hearing was closed without further comments.

With each chapter the Commission gave their suggestions for changes. Mr. Jensen will forward the proposed changes and suggestions by the Commission to the City Council for their approval.

Michael Allen made a motion to send to the City Council the proposed changes to Title 14 as presented, and with the additional refinements as discussed. Beth Holbrook seconded the motion and voting was unanimous in favor.

4. Planning Director's report and miscellaneous business.

Mr. Jensen had no further business to conduct.

Meeting adjourned at 8:35 p.m.